THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130082224 DEEDWARR
Recvd: 09/23/13 14:00 2 pgs
Fees:13.00 Taxes:1350.50
20130923-0099885

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***365,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 23rd day of September, 2013.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jerry D. Pressley 4112 Granny White Pike Nashville, Tennessee 37204	NEW OWNER	MAP 131-04-0 PARCEL 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars ($***365,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Joshua Hunt Ritter and Charlotte Leigh Murray Ritter, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jerry D. Pressley and Kimberly Pressley, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 and part of Lot No. 4 of Block 18 on the Plan of College Park, of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 5 and part of Lot No. 4 begins at the northeasterly corner of Granny White Pike and Woodville Drive; thence, with the northerly margin of Woodville Drive easterly 160 feet to the southwesterly corner of Lot No. 6; thence, with the westerly line of Lot No. 6 northerly 109 1/2 feet to a point 12 feet South of the corner of Lot Nos. 3 and 4, the southeasterly corner of the property conveyed to Ashod Gulbank, et ux by Deed from Houston T. Ezel, etux, of record in Book 2090, page 116, said Register's Office; thence with the southerly line of said Gulbank property westerly 160 feet, more or less, to the easterly margin of Granny White Pike, the common corner of Lot Nos. 3 and 4; thence, with said Pike southerly 127 feet, to the point of beginning.

BEING the same property conveyed to Joshua Hunt Ritter and wife, Charlotte Leigh Ritter, by Warranty Deed dated December 11, 2007, from Ripley Nye Bickerstaff, an unmarried person, of record as Instrument No. 20071211-0142891 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4112 Granny White Pike, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of College Park of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR/S has/have executed this instrument on this the 20 day of September, 2013.

Joshua Hunt Ritter

Charlotte Leigh Ritter Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Hunt Ritter and Charlotte Leigh Ritter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of September, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY